

Villas at Five Forks

Water Conservation Guidelines

1. Irrigation Systems:

Irrigation systems are currently planned for the subject property at two locations: Around the clubhouse (~0.4 acres) and for the entry signage landscaping (~0.3 acres). Irrigation systems shall include a rain sensor installed at the time of installation; use of fixed, rotor or impact sprinklers will be kept to an absolute minimum; where practical, low volume subsurface irrigation will be used to irrigate turf; landscape beds will be irrigated by low volume drip or micro-irrigation

Automatic overhead irrigation systems shall be allowed for turf only unless otherwise approved by JCSA. Only pressure regulated heads with rain sensors shall be allowed to irrigate turf.

Installed automatic drip irrigation systems for landscaped beds and turf shall be allowed.

Only the irrigation systems for the planned landscaping around the clubhouse and for the planned landscaping for the entry signage will be allowed to connect to the JCSA Water System. Should the developer or owner's association wish to irrigate other areas than currently planned, no more than 30% of the Net Developable Open Space Area (~2.8Ac.), as referenced on the approved JCC Site Plan SP-004-06, should be allowed for turf irrigation.

The on-site wet detention ponds may be used as a source of irrigation water. If it is not feasible for irrigation water for the common areas to come from stormwater facilities, an irrigation well may be allowed only after approval of the General Manager of the JCSA. Only wells withdrawing water from either the Aquia Aquifer or Potomac Aquifers will be allowed.

No irrigation wells shall be allowed unless prior approved is granted by JCSA.

Trees and vegetation existing prior to the development proposed on the approved JCC Site Plan SP-004-06 and slated to be retained shall not be irrigated.

As a JCSA customer, the Villas at Five Forks will adhere to the Board of Supervisors approved outdoor water use ordinance in effect annually spring through fall.

2. Landscaping:

All plantings shall be native, drought tolerant, and/or site appropriate.

Trees in turf areas shall be mulched.

Wherever possible, trees and vegetation existing prior to the development proposed on the approved JCC Site Plan SP-004-06 shall be retained.

3. Appliances:

All appliances shall be energy efficient models. All appliances listed below are energy efficient:

Standard refrigerator - Kenmore 18 cu ft model number 46-67872

Standard dishwasher - Kenmore model number 22-1542

Optional washing machine - Kenmore 3.2 cu ft model number 27721

Standard electric water heater – A. O. Smith 50 gallon model number FSG/50

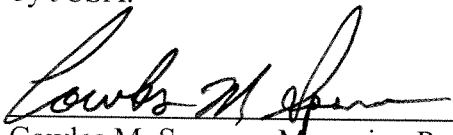
Optional gas water heater – Ruud 40 gallon model number P40-36F1

In the event the models listed above are discontinued or a manufacture change has been made, then they will be like or similar to the models specified. Replacement appliances shall be as energy efficient or more energy efficient than the models specified.


Where appropriate, point of use and/or centrally located small volume hot water heaters shall be used.

4. Changes and Amendments:

The developer and/or the owner's association reserve the right to amend or change the Water Conservation Guidelines for the project; provided however, the change is approved by JCSA.


Cowles M. Spencer, Managing Partner
Villa Development, LLC

3/12/07
Date


Robert Smith, Acting General Manager
JCSA

3/15/07
Date